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CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY

Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
Chennai - 600 008

Phone : 28414855 Fax: 91-044-28548416

E-mail: mscmda@tn.gov.in Web site: www.cmdachennai.gov.in

Letter No. C3(S)/110/2020

Dated: 28.08.2020

To

The Exe. Engineer & ADO,

TNHB, KK Nagar Division,

C48, 3rd floor, TNHB Office complex,

2nd Avenue, Anna Nagar, Chennai - 600 040.

Sir,

Sub: CMDA – APU – MSB (South) Division – Planning Permission Application for the Proposed construction of High Rise building for Commercial with Residential purpose consisting of Extended Basement floor (Parking) + Ground floor (pt): Shops & Stilt floor (pt): parking, 1st floor: partly Shops, 2nd floor & 3rd floor: partly Office, Parking, 4th floor: Two wheeler parking, 5th floor to 22nd floor: Residential flats with 216 dwelling units availing with **Premium FSI with** MLCP stilt floor (pt) + 4lvl & Stilt floor(pt) + 5lvl (MLCP lies between Stilt floor to 3rd floor) at TNHB shopping complex, 1st Avenue, 10th Avenue, Ashok Nagar, Chennai bearing TS No.2pt, Block No.71 of Kodambakkam village applied by **The Exe. Engineer, TNHB** – Remittance of DC & Other Charges - Advice sent - Reg.

- Ref: 1) Planning Permission Application received in the APU No. CMDA/PP/HRB /S/110/2020, dated 13.02.2020.
- 2) Minutes of the 256th MSB panel meeting held on 24.06.2020.
- 3) NOC from AAI in letter No.CHEN/South/B/050219 /392635, dated 11.06.2019.
- 4) NOC from DF&RS letter No.R.Dis No.11339/C1/2019, PP NOC No.126/2019, dated 17.09.2019.
- 5) Environmental Clearance letter no. SEIAA-TN/F.7211/ EC/ 8(a)/696/2019 dated 18.02.2020
- 6) The TNHB letter No.KKN/Plg/1241/2018, dated 22.07.2020
- 7) This office letter even No., dated 06.08.2020 addressed to the Government.
- 8) G.O.(Ms) No.122, H&UD Department dated 17.08.2020.
- 9) NOC from Police (Traffic) Rc.No.Tr./License/437/6742/2020 dated 21.08.2020.
- 10) Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
- 11) G.O.(Ms).No.18 MAWS Department, dated 04.02.2019

The Planning Permission Application for the Proposed construction of High Rise building for Commercial with Residential purpose consisting of Extended Basement floor (Parking) + Ground floor (pt): Shops & Stilt floor (pt): parking, 1st floor: partly Shops, 2nd floor & 3rd floor: partly Office, 4th floor: Two wheeler parking, 5th floor to 22nd floor: Residential flats with 216 dwelling units availing with **Premium FSI with** MLCP stilt floor (pt) + 4vl & Stilt floor(pt) + 5vl (MLCP lies between Stilt floor to 3rd floor) at TNHB shopping complex, 1st Avenue, 10th Avenue, Ashok Nagar, Chennai bearing TS No.2pt, Block No.71 of Kodambakkam village is under process. To process the application further, you are requested to remit the following by **Six (6)** separate Demand Drafts of a Nationalized Bank in Chennai City drawn in favour of Member-Secretary, CMDA, Chennai- 600 008, at Cash Counter (between 10.00 A.M and 4.00 P.M) in CMDA and produce the duplicate receipt to the Area Plans Unit, CMDA, Chennai-8 (or) Payment can also be made through online Gateway payment of IndusInd Bank in A/c No. 100034132198 (IFSC Code No. INDB0000328) :

Sl. No.	Charges	Amount to be remitted
i)	Development charge for land and building under Sec.59 of the T&CP Act, 1971	Rs.9,05,000/- (Rupees Nine Lakh Five Thousand only)
ii)	Balance Scrutiny Fee	Rs.10,000/- (Rupees Ten Thousand Only)
iii)	Regularisation charge for land	Nil
iv)	OSR charges	Nil
v)	Security Deposit For Building	Nil
vi)	Security Deposit for Display Board	Nil
vii)	IDC payable to MD, CMWSSB	Rs.1,05,30,000/- (Rupees One Crore Five Lakhs and Thirty Thousand only)
viii)	Infrastructure & Amenities Charges	Rs.1,84,30,000/- (Rupees One Crore Eighty Four Lakhs and Thirty Thousand only)
ix)	Shelter Fee	Rs. 3,15,75,000/- (Rupees Three Crores Fifteen Lakhs and seventy Five Thousand only)
x)	Premium FSI charges	Rs. 20, 25, 90,000/- (Rupees Twenty Crores Twenty Five Lakhs and Ninty Thousand Only)
xi)	Caution deposit	Nil

2. You are also requested to remit the sum of **Rs 500/-** (Rupees Five Hundred only) by cash towards contribution of Flag Day.

3. Security Deposit amounts is refundable without interest on claim, after issue of completion certificate by CMDA. If there is any deviation/violation/change of use of any part of /whole of the building/site to the approved plan security deposit will be forfeited. Further, if the security deposit paid is not claimed before the expiry of five years from the date of payment, the amount will stand forfeited.



4. Security Deposit for Display Board is refundable when the display board as prescribed with format is put up in the site under reference. In case of default Security Deposit will be forfeited and action will be taken to put up the display board.

- 5. a) No interest shall be collected on payment received within one month (30 days) from the date of issue of the advice for such payment.
- b) Payment received after 30 days from the date of issue of this letter attracts interest at the rate of 12% per annum (i.e. 1% per month) for every completed month from the date of issue of this letter. This amount of interest shall be remitted along with the charges.
- c) Infrastructure and Amenities Charges shall be paid by the applicant within 30 days from the date of receipt of this demand letter, failing which in addition to the Infrastructure and Amenities Charges due, an interest at the rate of 15% per annum for the amount due shall be paid for each day beyond the said 30 days upto a period of 90 days and beyond that period of 90 days, an interest at the rate of 18% per annum for the amount due shall be paid by the applicant.
- d) Accounts Division shall work out the interest and collect the same along with the charges due.
- e) No interest is collectable for security deposit.
- f) For all PPAs for which DC advice has been issued and for which the timeline for payment expires on or after 25.03.2020, six months time from 25.03.2020 is granted for such payment of all fees and charges without levy of interest. This relaxation for payment of all fees and charges shall be applicable for DC advice issued till 30.09.2020.

6. The papers would be returned unapproved, if the payment is not made within 60 days from the date of issue of this letter.

7. You are also requested to comply the following:

- a) Furnish the letter of your acceptance for the following conditions stipulated by virtue of provisions available under TNCD&BR – 2019 :-
 - i) The construction shall be undertaken as per sanctioned plan only and no deviation from the plans should be made without prior sanction. Construction done in deviation is liable to be demolished.
 - ii) In cases of High Rise Building, Registered Developers (RD), Registered Architects (RA), Registered Engineers (RE), Registered Structural Engineers (RSE), Registered Construction Engineers (RCE) and Registered Quality Auditor (RQA) shall be associated with the construction work till it is completed.
 - iii) The Owner or Developer shall compulsorily appoint a Construction Engineer for over all constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
 - iv) The Registered Architect or Registered Engineer and the structural engineer shall be responsible for adhering to the provisions of the relevant and prevailing Indian Standard Specifications including the National Building Code. However they will not be held responsible for the severe damage or collapse that may occur under any natural force going beyond their design courses provided in the above said Standards or National Building Code.
 - v) The Registered Architect or Engineer is solely responsible for obtaining the certificate required under this rule from the registered professionals.

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- vi) In the event of any deviations the Registered Architect or Engineer is the solely responsible to bring it to the notice of CMDA.
- vii) The owner or developer shall submit an application to CMDA in the first stage after completion of work up to plinth level requesting for issue of order for continuance of work.
- viii) The owner or developer through the registered professional shall submit to the designated officer of CMDA a progress certificate in the given format at the stage of Plinth and last storey level along with structural inspection report as provided.
- ix) If the services of the Registered Architect or Engineer on record are terminated he shall immediately inform CMDA about his termination and the stage of work at which his services have been terminated. The Registered Architect or Engineer appointed as replacement of the preceding Registered Architect or Engineer shall inform about his appointment on the job and inform CMDA of any deviation that might have occurred on the site with reference to the approved plan and the stage at which he is taking over the charge.
- x) The Registered Architect or Engineer appointed shall inform CMDA immediately on termination of the services of the registered structural engineer on record, registered construction engineer on record, or any change of owner or registered developer.
- xi) If during the construction of the building the owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on record (ER) / Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) or Registered Construction Engineer on Record (CER) or Registered Quality Auditor (QA) is changed, he shall intimate to CMDA by a registered letter that he was no longer responsible for the project, and the construction shall have to be suspended until the new Owner or Registered Developer or Registered Architect on Record (AR) etc., undertakes the full responsibility for the project as prescribed in these rules and also in the forms.
- xii) A new owner or registered developer (RD) or Registered Architect on Record (AR) or Registered Engineer on Record (ER) or Registered Structural Engineer on Record (SER) or Registered Geo Technical Engineer on record (GER) and Registered Construction Engineer on Record (CER) or Registered Quality Auditor (QA) shall inform the change to CMDA, and before taking responsibility as stated above, check as to whether the work already executed is in accordance with the Building Permit granted by the competent authority. He or She may go ahead with the remaining works only after obtaining permission with CMDA.
- xiii) The owner or Power of Attorney holder or registered developer or any other person who has acquired interest shall submit application in complete shape for issue of completion certificate according to the norms prescribed in TNCDDBR Annexure - XXIII.

- xiv) The completion certificate shall not be issued unless the information is supplied by the owner, developer, the registered professionals concerned in the schedule as prescribed by the competent authority from time to time.
- xv)
 - a) Temporary connection for water, electricity or sewer, permitted for the purpose of facilitating the construction, shall not be allowed to continue in the premises after completion of the building construction.
 - b) No connection to the water mains or sewer line or electricity distribution line with a building shall be made without the prior permission of the authority and without obtaining completion certificate.
 - c) In case, the use is changed or unauthorised construction is made, the authority is authorised to discontinue such services or cause discontinuance of such service.
- xvi) On completion of the construction the applicant shall intimate CMDA and shall not occupy the building or permit it to be occupied until a completion certificate is obtained from CMDA.
- xvii) While the applicant makes application for service connection such as Electricity, Water Supply, Sewerage he should enclose a copy of the completion certificate issued by CMDA along with his application to the concerned Department/Board/Agency.
- xviii) When the site under reference is transferred by way of sale/lease or any other means to any person before completion of the construction, the party shall inform CMDA of such transaction and also the name and address of the persons to whom the site is transferred immediately after such transaction and shall bind the purchaser to those conditions to the Planning Permission.
- xix) In the Open space within the site, trees should be planted and the existing trees preserved to the extent possible;
- xx) If there is any false statement, suppression or any misrepresentations of facts in the application, planning permission will be liable for cancellation and the development made, if any will be treated as unauthorized.
- xxi) The new building should have mosquito proof overhead tanks and wells.
- xxii) The sanction will be revoked, if the conditions mentioned above are not complied with.
- xxiii) Rainwater conservation measures notified by CMDA should be adhered to strictly.
- b) Details of the proposed development duly filled in the format enclosed for display at the site.
- c) An Undertaking to abide the terms and conditions put forth by Police (Traffic), DF&RS, AAI, IAF & Environment Clearance in Rs.20/- Stamp Paper duly notarized.

8. You are also requested to furnish a Demand Draft drawn in favour of Managing Director, Chennai Metropolitan Water Supply and Sewerage Board (CMWSSB), Chennai – 600 002, for a sum of **Rs.1,05,30,000/-** (Rupees One Crore Five Lakhs and Thirty Thousand only) towards Infrastructure Development Charge. The Infrastructure Development charge (a statutory levy) is levied under the provisions of Sec. 6(xii) a of CMWSSB Amendment Act, 1998 read with Section 81(2) (ii) of the Act. As per the CMWSSB Infrastructure Development Charges

(Levy & Collection) Regulation 1998 passed in CMWSSB Resolution No.416/98, and CMWSSB / S.E (Co-ord & MIS) / Regn / 015 / 2014 dated 05.02.2014 CMDA is empowered to collect the amount on behalf of CMWSSB and transfer the same to CMWSSB

9. The issue of Planning Permission depends on the compliance/fulfillment of the conditions/payments stated above. The acceptance by the Authority of the pre-payment of the Development charge and other charges etc. shall not entitle the person to the Planning Permission but only refund of the Development Charge and other charges (excluding Scrutiny Fee) in cases of refusal of the permission for non-compliance of the conditions stated above or any of the provisions of TNCB&DR - 2019, which has to be complied before getting the Planning permission or any other reason provided the construction is not commenced and claim for refund is made by the applicant.

10. This demand notice (DC advice) pertaining to the proposed construction falls within the Jurisdiction of the Commissioner, Greater Chennai corporation.

11. You are also requested to furnish the following particulars:

- i. Total height of the building to be shown as per AAI NOC. (As per AAI Permissible height:81.40m, available 81.85m)
- ii. Detailed section along main block and MLCP to be furnished and levels to be mentioned
- iii. PLR for the site under reference with boundary dimension sketch duly attested by revenue officials not below the rank of Deputy Tahsildar to be furnished
- iv. Title of the plan needs correction.
- v. Area details to be tailed with pre DCR statement.
- vi. Sub title need correction (MLCP to be deleted)
- vii. NOC from CMRL to be furnished and EIA amendment to the present proposal to be furnished.
- viii. Undertaking deed abiding the conditions futforth in the NOC's to be furnished.
- ix. As the height of the building are more than 60.0m structural design report of the building and the design report for the extended basement vetted by IIT/Anna University to be furnished before issue of Planning Permission.
- x. The extended basement top slab below the external circulation at ground level should be designed to withstand the Fire fighting vehicular loads. To this effect an undertaking to be furnished by both the applicant and the Registered Structural Engineer before issue of Planning Permission.
- xi. CCTV Camera to be installed at regular interval of 50.00m along the road which is abutting the site boundaries before issue of Completion Certificate.
- xii. 2 Nos of Display format mentioning correct area details.
- xiii. Revised NOC from DFRS mentioning MLCP to be furnished.

Copy to:

1. The Senior Accounts Officer,
Accounts (Main), CMDA, Chennai-8.
2. The Commissioner
Greater Chennai Corporation,
Chennai- 600 003.

Yours faithfully

M. V. Mahalingam
28/8/2020
for **MEMBER-SECRETARY**

Rm
28/8/2020